

**MOORPARK COMMERCE CENTER**  
5140-5148 COMMERCE AVE.,  
MOORPARK, CA 93021

**INDUSTRIAL FOR LEASE**



5144

Professionally managed by:

**Dolphin Partners, Inc.**

**GRANT FULKERSON, SIOR**

PRINCIPAL  
818.304.4956  
GFULKERSON@LEE-RE.COM  
WWW.FULKERSON-RE.COM  
DRE #01483890

**ERICA BALIN**

PRINCIPAL/MANAGING DIRECTOR  
818.444.4912  
EBALIN@LEE-RE.COM  
WWW.ERICABALINCRE.COM  
DRE #01481476

**BRYCE KOLB**

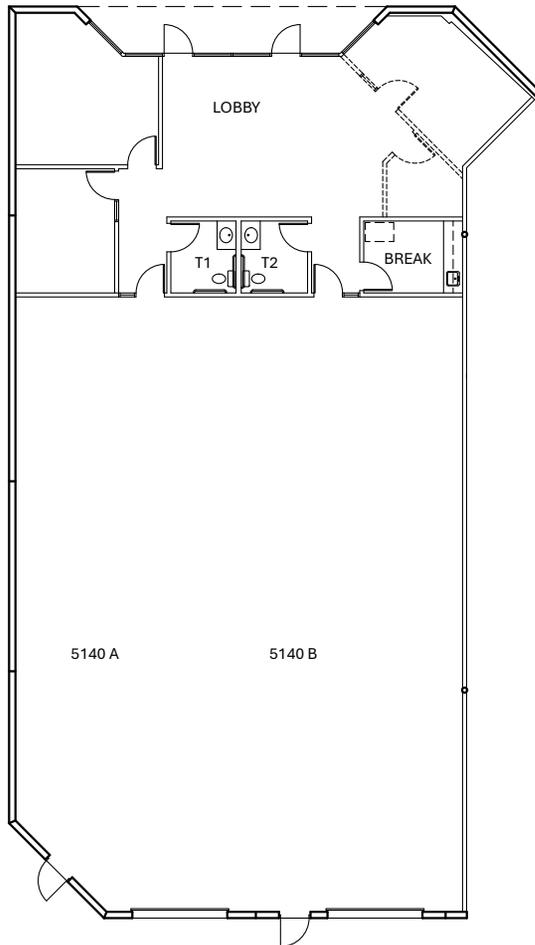
ASSOCIATE  
818.497.3866  
BKOLB@LEE-RE.COM  
DRE #02240862

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

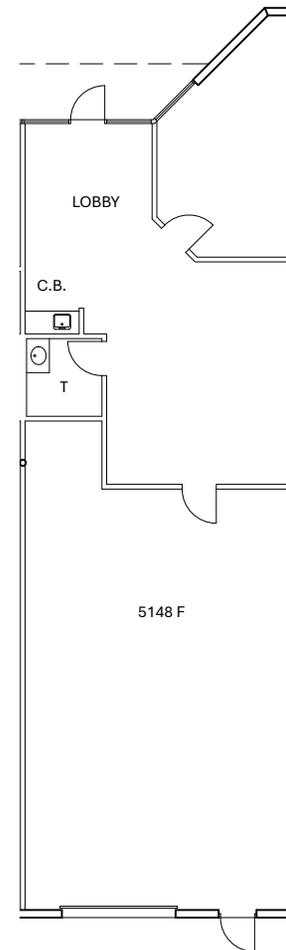
5140 Commerce Ave | Unit A

TOTAL SF	4,702 SF
LOADING	2 Ground Level
CLEAR HEIGHT	16 Feet
POWER	400 Amps / 120-208 V
LEASE RATE	\$1.40 PSF MG
CAM	\$0.05 PSF
AVAILABLE	Available Now



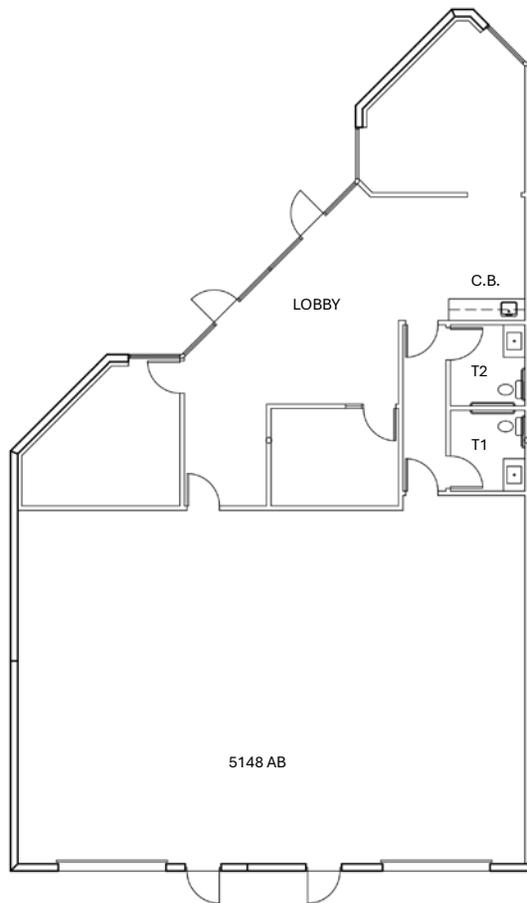
5148 Commerce Ave | Unit F

TOTAL SF	1,842 SF
LOADING	1 Ground Level
CLEAR HEIGHT	16 Feet
POWER	200 Amps / 120-208 V
LEASE RATE	\$1.40 PSF MG
CAM	\$0.05 PSF
AVAILABLE	Available Now



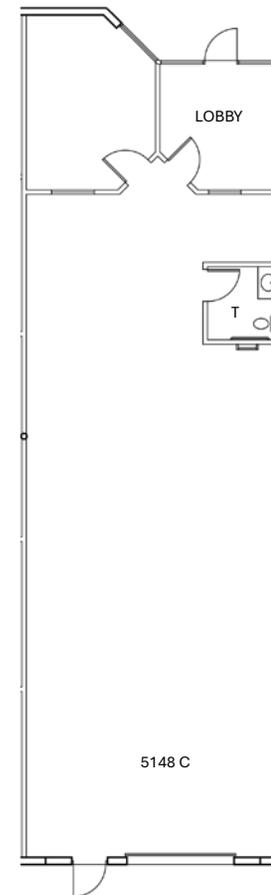
5148 Commerce Ave | Unit A

TOTAL SF	3,022 SF
LOADING	2 Ground Level
CLEAR HEIGHT	16 Feet
POWER	400 Amps / 120-208 V
LEASE RATE	\$1.40 PSF MG
CAM	\$0.05 PSF
AVAILABLE	06/01/26



5148 Commerce Ave | Unit C

TOTAL SF	1,934 SF
LOADING	1 Ground Level
CLEAR HEIGHT	16 Feet
POWER	200 Amps / 120-208 V
LEASE RATE	\$1.45 PSF MG
CAM	\$0.05 PSF
AVAILABLE	06/01/26



PROPERTY IMAGES





PROFESSIONAL  
BUSINESS PARK  
ENVIRONMENT



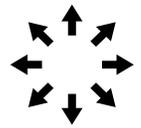
PRISTINE  
COMMON  
AREAS



IMMEDIATE ACCESS  
TO HIGHWAY 118



PROFESSIONALLY  
OWNED & MANAGED



OPPORTUNITY  
FOR EXPANSION  
WITHIN THE PARK



N Commerce Ave

5140

5148

5146

5142

5144

W Los Angeles Ave





# MOORPARK COMMERCE CENTER MOORPARK, CA

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